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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

450,200 /

450,200

450,200 /

450,200

450,200 /

450,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 12 | | MARRIGAN ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------------------|--|
| Owner 1: VALENTINO MARY L / LIFE ESTATE | |
| Owner 2: | |
| Owner 3: | |

Street 1: 12 MARRIGAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VALENTINO MARY L / LIFE ESTATE -

Owner 2: MOSCHELLA ANTHONY -

Street 1: 12 MARRIGAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,124 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | 12 | 41C |
| Flood Haz: | | | | | | |
| D | | | | Topo | 4 | Rolling |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3124 | | Sq. Ft. | Site | | 0 | 64. | 1.64 | 3 | | | | | | | | | 328,781 | | | | | | 328,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|-------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101 | | | | | | | | | | 3124.000 | | 121,400 | | | | 328,800 | | 450,200 | | | | | | | |
| Total Card | | | | | | | | | | 0.072 | | 121,400 | | | | 328,800 | | 450,200 | | Entered Lot Size | | | | | |
| Total Parcel | | | | | | | | | | 0.072 | | 121,400 | | | | 328,800 | | 450,200 | | Total Land: | | | | | |
| Source: Market Adj Cost | | | | | | | | | | | | Total Value per SQ unit /Card: | | 568.43 | | /Parcel: 568.4 | | | | Land Unit Type: | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | | | | | | | | | | Use | | Cat | | Bldg Value | | Yrd Items | | Land Size | | Land Value | | Total Value | | Asses'd Value | | Notes | | Date | | Parcel ID | |
|--------|-----|----|--|--|--|--|--|--|--|---------|--|-----|--|------------|--|-----------|--|-----------|--|------------|--|---------------|--|---------------|--|-------------------|--|------|--|-----------|--|
| 2020 | 101 | FV | | | | | | | | 121,700 | | 0 | | 3,124. | | 328,800 | | 450,500 | | 450,500 | | Year End Roll | | 12/18/2019 | | 034.0-0001-0012.0 | | | | | |
| 2019 | 101 | FV | | | | | | | | 97,800 | | 0 | | 3,124. | | 298,000 | | 395,800 | | 395,800 | | Year End Roll | | 1/3/2019 | | | | | | | |
| 2018 | 101 | FV | | | | | | | | 97,800 | | 0 | | 3,124. | | 282,500 | | 380,300 | | 380,300 | | Year End Roll | | 12/20/2017 | | | | | | | |
| 2017 | 101 | FV | | | | | | | | 97,800 | | 0 | | 3,124. | | 246,600 | | 344,400 | | 344,400 | | Year End Roll | | 1/3/2017 | | | | | | | |
| 2016 | 101 | FV | | | | | | | | 97,800 | | 0 | | 3,124. | | 210,600 | | 308,400 | | 308,400 | | Year End | | 1/4/2016 | | | | | | | |
| 2015 | 101 | FV | | | | | | | | 78,800 | | 0 | | 3,124. | | 195,200 | | 274,000 | | 274,000 | | Year End Roll | | 12/11/2014 | | | | | | | |
| 2014 | 101 | FV | | | | | | | | 78,800 | | 0 | | 3,124. | | 161,800 | | 240,600 | | 240,600 | | Year End Roll | | 12/16/2013 | | | | | | | |
| 2013 | 101 | FV | | | | | | | | 78,800 | | 0 | | 3,124. | | 154,100 | | 232,900 | | 232,900 | | | | 12/13/2012 | | | | | | | |

1 of 1

Residential

ARLINGTON

APPRAISED:

450,200 /

USE VALUE:

450,200 /

ASSESSED:

450,200 /

Total Card / Total Parcel

450,200

450,200

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Patriot Properties Inc.

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